

# FOR SALE OR LEASE

## PREMIER MEDICAL OFFICE CONDO IN RANCHO DEL REY

1061 TIERRA DEL REY | UNIT 200 - 201 • CHULA VISTA CA 91910

MEDICAL CUP  
RECENTLY  
GRANTED



858. 360. 3000 | [caacre.com](http://caacre.com)

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### CONFIDENTIALITY | CONDITIONS

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the property or the owner of all Property (the "Owner"), to be all-inclusive or to contain all or part of the information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors being the control of the Owner and Commercial Asset Advisors. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interest and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Neither the Owner or Commercial Asset Advisors nor any of their respectful directors, officers, Affiliates or representatives make an representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Commercial Asset Advisors. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Commercial Asset Advisors. The information containing in this document has been obtained for sources believed reliable.

While Commercial Asset Advisors does not doubt its accuracy, Commercial Asset Advisors has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Commercial Asset Advisors.

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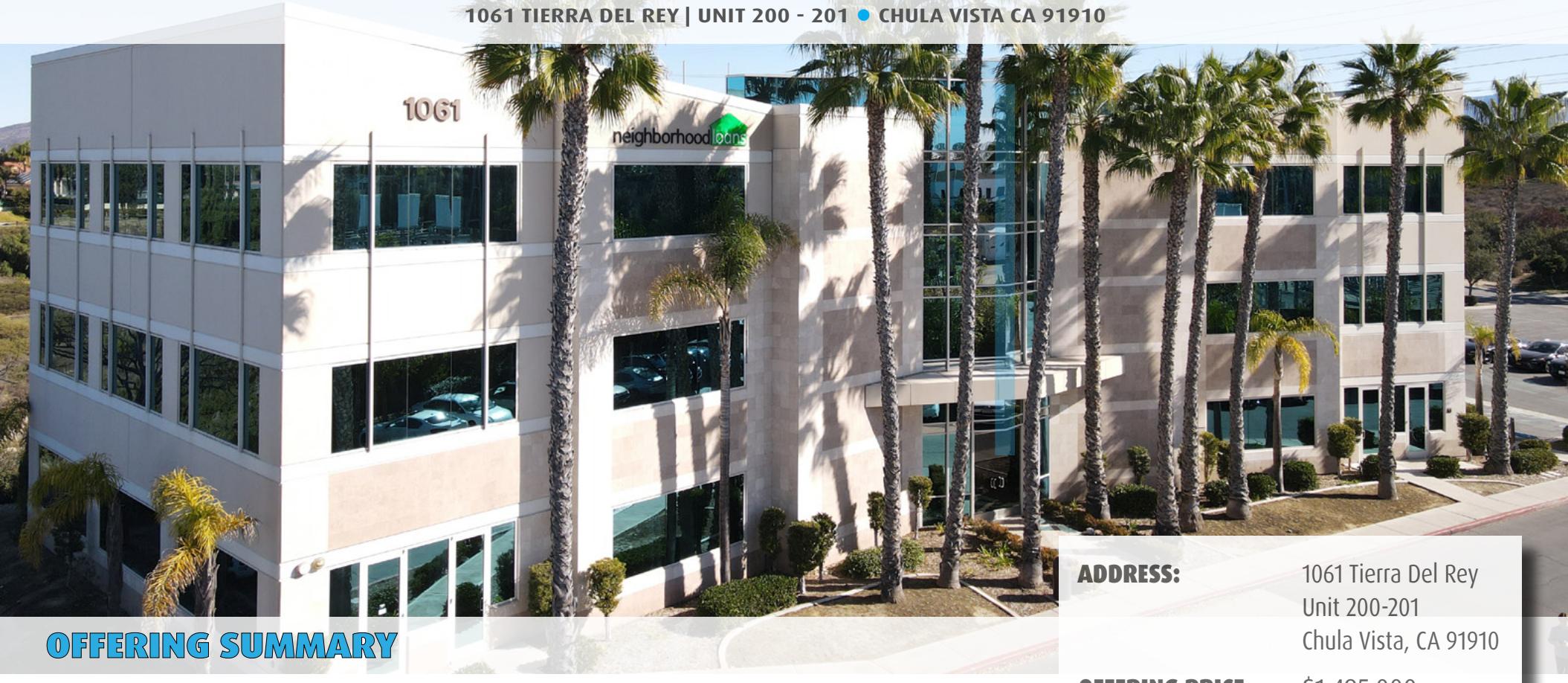


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### OFFERING SUMMARY

Discover the perfect space for your business at 1061 Tierra Del Rey, a charming ±2,493-square-foot office condo designed for versatility and functionality. Located in a well-maintained professional building, this property offers an ideal combination of convenience, professionalism, and practicality for businesses looking to thrive. Notably, the unit has been granted a Conditional Use Permit (CUP) allowing for medical use, making it the only unit in the building with approved medical entitlements—an increasingly rare and valuable designation.

Boasting an open and flexible layout, the office condo features ample natural light through large windows, creating a welcoming and productive environment. The interior layout can accommodate a variety of uses, including medical or professional services, as well as creative workspaces. High ceilings and tasteful finishes add a sense of sophistication, while dedicated office rooms provide privacy for focused work.

<b>ADDRESS:</b>	1061 Tierra Del Rey Unit 200-201 Chula Vista, CA 91910
<b>OFFERING PRICE:</b>	\$1,495,000
<b>LEASE RATE</b>	\$ 2.75/SF + E
<b>SIZE:</b>	± 2,493 SF
<b>YEAR BUILT:</b>	2006

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### HIGHLIGHTS

Rare Owner-User Opportunity in Eastlake, Rancho Del Rey



BUILT 2006



ELEVATOR SERVED



MARBLE FLOORING IN COMMON AREAS



ABUNDANT NATURAL LIGHT



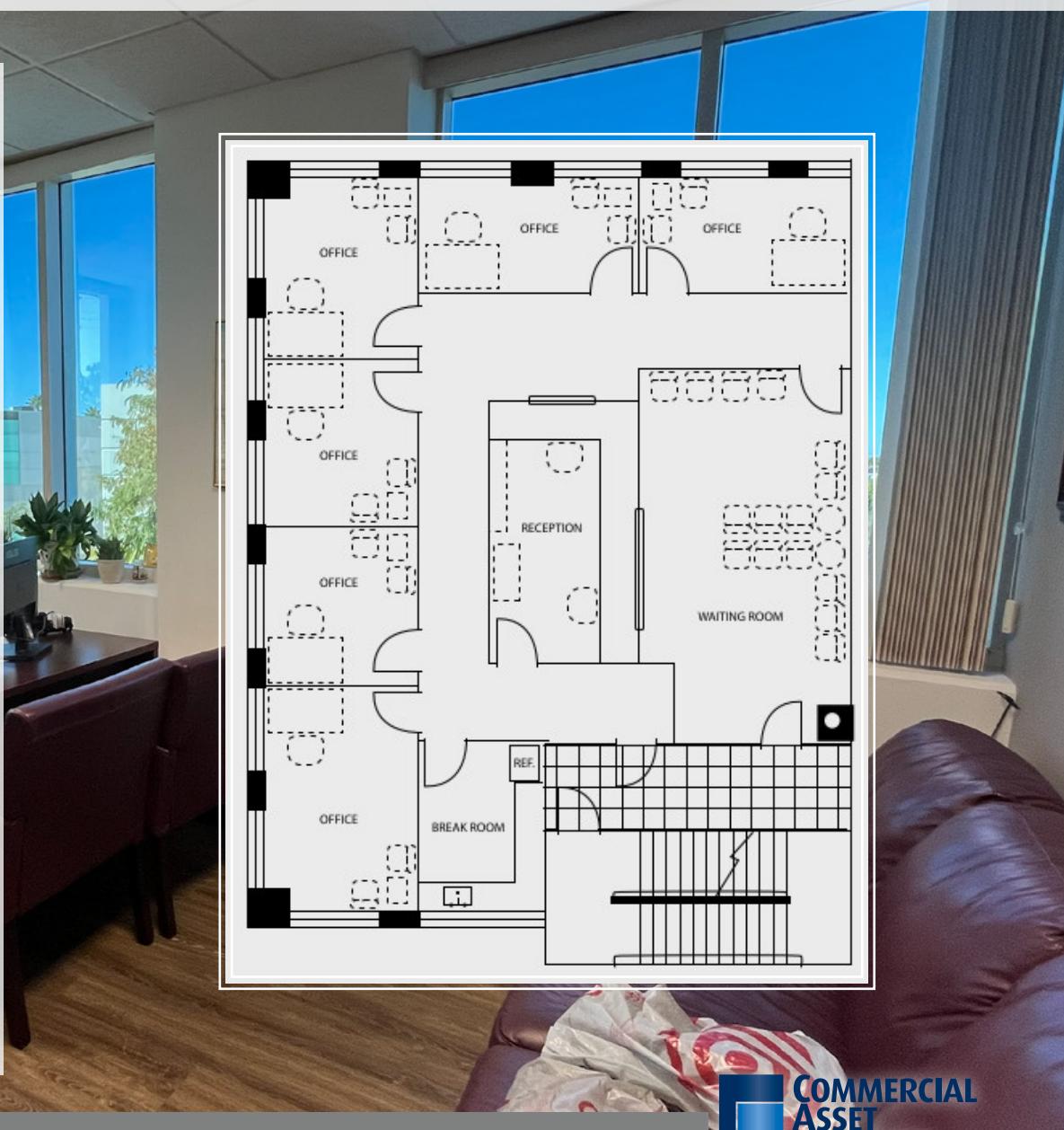
AMPLE PARKING



INCREDIBLE BUILDING TOP SIGNAGE  
OPPORTUNITY



CUP RECENTLY GRANTED ALLOWING  
MEDICAL



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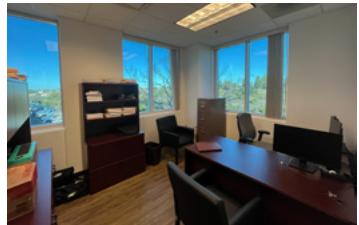
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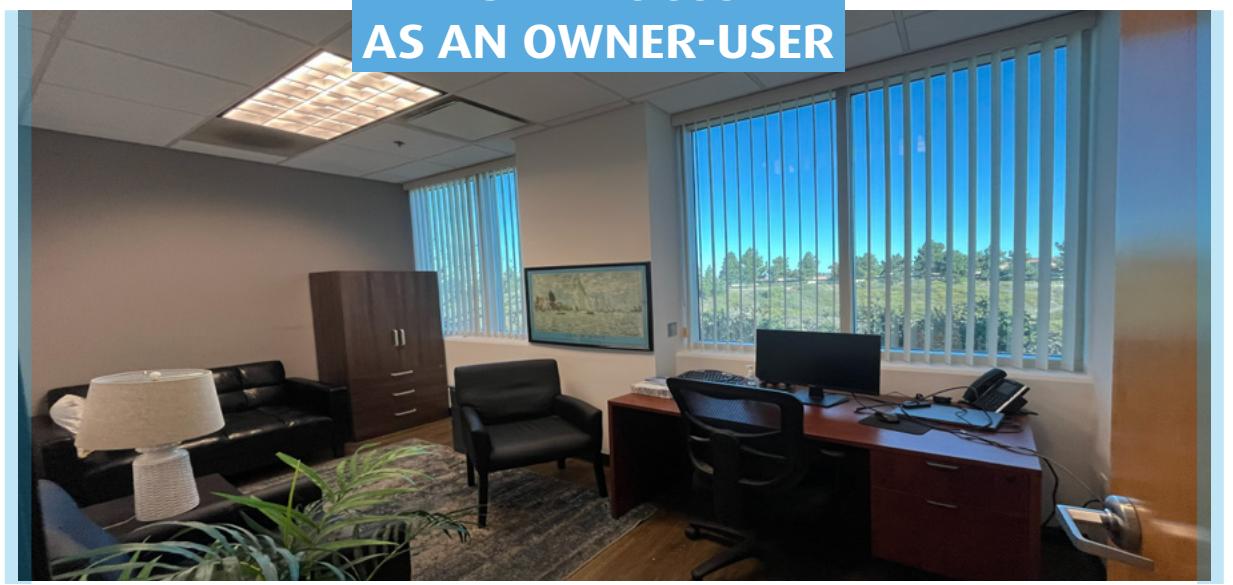
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LEASE OR OCCUPY  
AS AN OWNER-USER



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### LOCATION HIGHLIGHTS

#### Chula Vista

Chula Vista is located centrally in San Diego County, being only a 30 minute commute to many of the largest employment centers in San Diego such as Downtown, Kearny Mesa, UTC, and Mission Valley. Being the second largest city in the San Diego MSA with 270,000 residents, Chula Vista offers exceptional public schools and stands as one of the safest cities in the country. Chula Vista also offers 50 square miles of coastal landscape and is a leader in sustainability and renewable energy. Access to the U.S./Mexico border is only a few minute commute. San Ysidro's port of entry has become the highest trafficked land border crossing in the world and sees nearly 30 million people crossing the border from year to year.

#### Cali Baja Region

Chula Vista is located in the center of the Cali Baja region, which is known as the richest, economically and environmentally diverse zones. In 2017 the City of Chula Vista was recognized as the "Top 3 Smart City in North America" by Enterprise IoT Insights. 26 new companies have blossomed in the Tijuana area since 2014, 80% of which are manufacturing related. Baja California has around 656 industrial plants, which in total provide nearly 200,000 jobs. Medical devices, electronics and aerospace are among the top segments of manufacturing in Baja. Asian manufacturing firms make up the majority of these new companies in Baja, as the Mexico-China cost delta has lessened. Asian companies have moved to Mexico for the skilled workers, due to a high volume of engineer graduates coming from Mexico schools and the affordable costs. With Tijuana's heavy medical device manufacturing and San Diego's biotech rise, San Diego County has leveraged the ability to become the optimal location for this industry. Due to all of these factors, the employment rate is expected to increase 50% by 2050.

#### Transportation

Three airports are within a 15 mile radius of Chula Vista. San Diego International airport sees a daily volume of roughly 470 flights, traveling to major cities such as Seattle, New York, the Bay Area and Washington. Private flights are available via Brown Field Municipal Airport, servicing corporate charter, air ambulance, law enforcement, skydiving, cargo and airships. Tijuana International Airport is near by and with the recently developed Cross Border Xpress, passengers can easily access the Tijuana International Airport via Chula Vista's Otay Mesa community.

#### Campus Plan

The City of Chula Vista owns over 300 acres in Eastern Chula Vista which they have plans to develop into a major university, with mixed-use development plans as well. Parks, food retail, hospitality, business and housing are all key components to the plans for Eastern Chula Vista. California State University is completing their feasibility study in the Summer of 2020, and other private universities are also considering the site.

#### Neighborhood and Technology

Consisting of 23,000 acres of 11 urban villages with approximately 27,000 dwelling units, Chula Vista boasts vast potential for continued growth. The Otay Ranch community located within Eastern Chula Vista is continuously growing, boasting mass transit and pedestrian mobility, commercial properties, parks and schools. The Millenia development, also located in Eastern Chula Vista, boasts the same characteristics as Otay Ranch with plenty of growth opportunity in the future. Eastlake, located just above Otay Ranch, has been named "Best New Home Community in San Diego" by the San Diego Union-Tribune Readers Poll adding golf course views at Eastlake Greens and gated community estates. The City of Chula Vista also enjoys 10gb fiber connectivity coverage from Cox Communications. This fiber-optic network supports microgrid and distributed energy systems, as well as vehicle-to-infrastructure communications.

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### SAN DIEGO COUNTY

San Diego County with more than 3.3 million residents is the fifth largest county in America. Bordered by the Pacific Ocean to the west, the Anza-Borrego Desert and the Laguna Mountains to the east, Marine Corps Base Camp Pendleton to the North and Mexico to the south, the diverse neighborhoods of San Diego are spread out over 4,200 square miles. With its year-round warm climate, 60 miles of coastline and appealing work, live, play lifestyle, the city is highly desirable. Referred to as America's finest City, the City of San Diego boasts a citywide population of nearly 1.3 million residents and more than 3 million residents county-wide. It encompasses 18 incorporated cities and numerous other charming neighborhoods and communities, including downtown's historic Gaslamp Quarter, Little Italy, Coronado, La Jolla, Del Mar, Carlsbad, Escondido, La Mesa, Hillcrest, Barrio Logan and Chula Vista just to name a few.

The city is the heart of San Diego County and is the economic center of the region as well as the San Diego-Tijuana metropolitan area. San Diego's main economic engines are military and defense-related activities, tourism, international trade, manufacturing and the especially rapidly growing high tech industry.

San Diego hosts several major producers of wireless cellular technology. Qualcomm was founded and is headquartered in San Diego and is one of the largest private-sector employers in San Diego. The presence of the University of California, San Diego (UCSD), with the affiliated UCSD Medical Center, has helped make the area a center of research in biotechnology.

Recently, San Diego was designated by a Forbes columnist as the best city in the country to launch a small business or startup company.

San Diego is the fifth largest county in the United States and the second largest in California with a population in 2014 of 3.21 Million. By 2020, the County's population is forecasted to be 3.54 million people.

TRANSPORTATION - According to most recent US Internal Revenue Service data, the median household income in San Diego County is \$59,414. The California Department of Transportation is forecasting real average salaries rising by an average of 1.4 percent per year from 2014 to 2019.

San Diego is served by a network of freeways and highways, the San Diego Trolley light rail system, the SDMTS bus system, and Coaster and Amtrak Pacific Surfliner commuter rail. There are two Amtrak stations in San Diego, in Old Town and the Santa Fe Depot downtown.

The city's primary commercial airport is the San Diego International Airport, also known as Lindbergh Field. It is located along the San Diego Bay, 11.5 miles from the subject property in Kearny Mesa. In addition, the city itself operates two general-aviation airports, Montgomery Field and Brown Field.

SAN DIEGO OFFICE MARKET - According to CoStar, the San Diego Office market ended the 1st quarter 2018 with a vacancy rate of 9.8%. The vacancy rate was down over the previous quarter, with net absorption totaling positive 46,300 square feet in the first quarter.

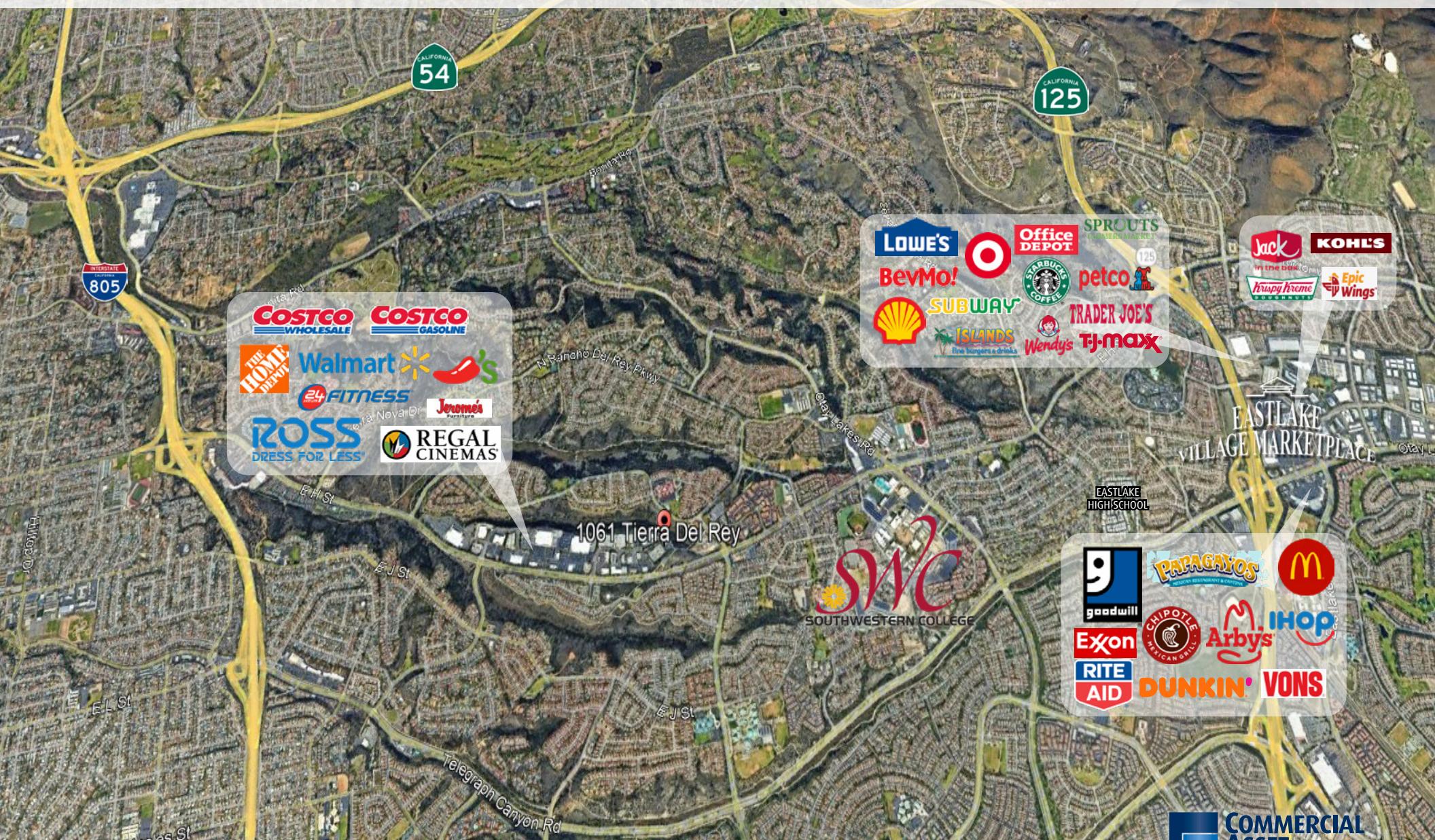
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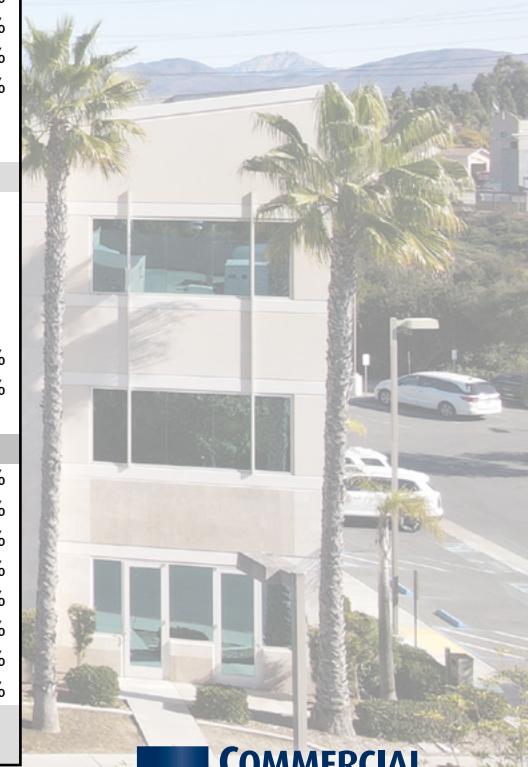
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### DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile
<b>Population</b>			
2027 Projection	15,833	55,372	98,157
2022 Estimate	15,753	54,488	95,696
2010 Census	14,617	47,160	77,770
Growth 2022 - 2027	0.51%	1.62%	2.57%
Growth 2010 - 2022	7.77%	15.54%	23.05%
<b>2022 Population by Hispanic Origin</b>	7,684	26,777	46,246
<b>2022 Population</b>	15,753	54,488	95,696
White	10,523 66.80%	34,837 63.94%	59,145 61.81%
Black	756 4.80%	2,941 5.40%	5,280 5.52%
Am. Indian & Alaskan	145 0.92%	542 0.99%	939 0.98%
Asian	3,406 21.62%	12,775 23.45%	24,283 25.38%
Hawaiian & Pacific Island	60 0.38%	303 0.56%	589 0.62%
Other	863 5.48%	3,091 5.67%	5,460 5.71%
U.S. Armed Forces	428	1,295	2,316
<b>Households</b>			
2027 Projection	4,759	16,641	29,381
2022 Estimate	4,719	16,331	28,580
2010 Census	4,299	13,921	22,942
Growth 2022 - 2027	0.85%	1.90%	2.80%
Growth 2010 - 2022	9.77%	17.31%	24.58%
Owner Occupied	3,823 81.01%	12,736 77.99%	22,051 77.16%
Renter Occupied	895 18.97%	3,595 22.01%	6,530 22.85%
<b>2022 Households by HH Income</b>	4,718	16,332	28,580
Income: <\$25,000	207 4.39%	936 5.73%	1,774 6.21%
Income: \$25,000 - \$50,000	471 9.98%	1,624 9.94%	2,480 8.68%
Income: \$50,000 - \$75,000	417 8.84%	1,562 9.56%	2,905 10.16%
Income: \$75,000 - \$100,000	575 12.19%	2,428 14.87%	4,387 15.35%
Income: \$100,000 - \$125,000	693 14.69%	2,286 14.00%	4,096 14.33%
Income: \$125,000 - \$150,000	724 15.35%	2,201 13.48%	3,828 13.39%
Income: \$150,000 - \$200,000	851 18.04%	2,530 15.49%	4,433 15.51%
Income: \$200,000+	780 16.53%	2,765 16.93%	4,677 16.36%
<b>2022 Avg Household Income</b>	\$141,495	\$137,639	\$136,480
<b>2022 Med Household Income</b>	\$124,855	\$117,672	\$116,747



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